

North Village Rumors Run Rampant

Landowners and officials fear cost, deem annexation appropriate

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The North Village controversy, which has smoldered continuously, is beginning to spark serious debates—and rumors.

The development and special service district, in an area a few miles north of Heber is slated to include businesses, homes and a new Utah Valley State College (UVSC) campus, continues to change. The area includes 4,000 acres, but the majority will remain undeveloped according to plans.

In late February, North Village landowners presented the county Planning Commission with plans for a pedestrian friendly community, which includes commercial epicenters and residential areas that decrease in density outward. A few weeks ago, Wasatch County amended the existing



Wasatch County's revised North Village Master Plan.

PHOTO BY DAN STEPHENS

master plan, but zoning was left unspecified.

The annexation debate is not new. Early this year, UVSC President Kerry Romesburg told the Heber City Council Utah's division of facility management and municipal services would not fund the college unless it operates under a municipality. State building board member Jo Jenkins told the *Courier* his concern was that UVSC had the utilities and infrastructure are available prior to the college gaining funding approval.

Heber City Mayor and UVSC administrator Lynn Adams and Heber City Planner Allan Fawcett told the *Courier* special service districts tend to be more expensive than municipally governed districts. In a city, there are more connections to the sewer line per foot of pipe.

Now, the *Courier* has learned North Village landowners, frightened by soaring costs to create an infrastructure and allegedly concerned

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WILD MARE-1 ACRE LOT ADJACENT TO COMMON

describing the reaction of a man accused of raping a 15-year-old girl, after the victim gathered stained bed-sheets as evidence against him and the girl's mother persuaded him to drive her to the police station, where he was arrested.

"I've never heard of lawyers who work 9-to-5 hours, unless they're intellectually crippled."

—U.S. Magistrate Ronald Boyce, telling attorneys in the federal government's fraud, conspiracy and racketeering case against former SLOC officials Tom Welch and Dave Johnson that he assumes they'll be working seven days a week, although he agreed to postpone the trial until July 16.

Sources: Salt Lake Tribune, D

SIGNPOSTS



Roosevelt girl, 15, watches in 8th District Juvenile

Court as four Roosevelt teens, 15 to 17, plead guilty to beating her on Feb.16. Victim suffered a broken wrist, a damaged eardrum, a severely lacerated ear and other facial injuries in attack. The boys laughed and had "no



Eight conv business

major GOP John Price two former b ners of more lion in a New deal. Price i pay \$1.1 m pensatory including

NORTH VILLAGE

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about Dan Matthews' role, are asking Heber City to annex the district.

Dan Matthews, former county attorney, is manager of the Jordanelle Special Service District. County Commissioners asked Matthews to advise them on North Village planning. Mike Kohler told the *Courier* Matthews submitted data gained from Jordanelle, but will not be the planner. The *Courier* has heard concerns that allege Matthews asked for substantial compensation for his efforts, his role is increasing and he wants to use his own engineer, but no one would voice concerns on the record.

"Matthews is not doing the planning," said Al Mickelson, Wasatch County Planning Director. Mickelson was not aware of compensation. "He has been asked to assist in making sure sewer and water services are provided to the North Village. He's looking at alternatives and working with property owners. He's had some experience in Jordanelle. Prudent to take advantage of that."

"The rumors are out there. I've talked to those folks," said Fawcett. "Everybody's just looking at options. We're not even in stage one yet. We're undoubtedly looking at annexations north of town. There's been some real basic exploratory stuff. There are a lot of discussions at private levels, but we have not received a petition from landowners to go to the North Village."

While Fawcett said landowners have not petitioned for annexation, one planning official said an application is on file, but this could not be verified.

Fawcett has also heard rumors that Summit County is proposing UVSC build the new campus within its boundaries.

"The rumors suggest sites that, in my mind, are far less attractive, cold desolate places in Summit County," Fawcett said. "Plus those sites are really isolated."

Fawcett said the city does not want to "scuttle the county's plan," preferring cooperation over coercion.

"We are not trying to lay down counter proposals to the county. We are trying to work with the county," Fawcett said. "Everyone wants a college in the valley. Some would rather have it closer. But the college, that's one thing we can't lose site of."

Adams said UVSC is growing dramatically and expects it will become a university within five years. He said currently Heber's UVSC has 300 full-time students enrolled and it is conceivable the number will grow to 1,000 in three years.

"UVSC is the only college growing that rapidly. They've been so successful they're overrun with students—that's the problem," Adams said.

The Fitzgerald family, who owns large amounts of acreage in the North Village, did not want to comment on the development. Athel Fitzgerald said he is "sitting on the fence whether I like it or not" and is waiting to see what the county does before he voices an opinion.

Jim Winkler said he and other landowners are worried about the strain of supporting the infrastructure the district needs.

"The cost and expense of putting all this infrastructure in will put such a burden on the landowners," said Winkler. "We'll probably have to bond our property to build this infrastructure and each year pay principal and maintenance without anyone coming in and developing the land. Too expensive."

"The cost and expense of putting all this infrastructure in will put such a burden on the landowners. The city has to look at the possibility of annexation."

JIM WINKLER
North Village landowner

Winkler said landowners submitted money to the county for feasibility studies for the North Village Special Service District. At this point, landowners are backing out of supporting the district due to risk of financial ruin, according to Winkler.

"If they want to see the college happen, the county and city will have to work with us," Winkler said. "The city has to look at the possibility of annexation. Probably the only way to keep the college. It sure would be a great loss—the largest economic loss this valley would sustain."

While Winkler is concerned for the college's future, his first concern is for he and other landowners.

"The county pretty much put everything in our lap. I don't know how we'll pay," Winkler said. "It could be lost so easily."

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COMMENTARY

See Their Lips Moving...

Commission passed a resolution imposing service charges on the residents and property owners of the Jordanelle area for, "the costs associated with providing fire protection service within the Jordanelle Area."

Well, fine and good if all was as portrayed by the County Commissioners. But we forgot to notice that once again their lips were moving. Enter the Canyon Meadows lawsuit against the county. Canyon Meadows is questioning the legality of the county's impact fees. Apparently the county was so worried it was going to lose the impact fee

keep the judge from having a chance to rule on the legality of the impact fees while allowing the county to continue to collect what appears to me to be patently illegal impact fees.

The impact fees for fire protection are based on a preposterous plan in which the county plans to build a total of eight full time staffed fire stations, at a total cost of over \$9 million, throughout the county over the next 20 years. The plan calls for upgraded fire stations in Heber and Midway as well as additional stations in Wallsburg, Timber Lakes, Strawberry, Bonanza Flats and an additional station on the

you and I, all the other residents of the county living outside of Jordanelle that will foot the bill. To quote the motion, "The imposition of a fee upon Jordanelle basin landowners applied in part to fund the costs of the Mayflower fire station (the Fire Palace) does not mean that the cost of the station should be eliminated from the public safety CFP (the impact fees.) The Public Safety CFP identifies the costs attributable to new development activity for integrated system of eight public safety facilities. Funds advanced by landowners in the Jordanelle Basin constitute a pre-payment or 'loan' to support construction of the Mayflower station, and did not reduce the actual cost of that station or of the integrated system. By advancing the funds, Jordanelle landowners secured immediate construction of one of the planned fire stations. The advanced funds constitute a pre-payment for individual property owners who will later make application for a building permit. This 'loan' must be paid back through a partial credit of the public safety impact fee at the time individual building permits issue for each contributing new development activity in the Jordanelle basin. For purposes of the impact fee analysis, these advanced funds do not reduce the actual cost of the planned system of public safety buildings. Removing the amount of

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DESPERATE MEASURES ARE TAKEN TO
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